



## ASSOCIATION NEWSLETTER

June 7, 2014

### POOL RULES REMINDER

The following are the rules which are posted at the pool:

- **No Lifeguard on duty. Use at your own risk.**
- Please observe all pool & Jacuzzi rules.
- Pool privileges will be revoked or unit owner fined if rules are violated.
- Trespassers will be prosecuted.  
C.P.C. 602 (Sheriff 681-4100)
- Pool open daily: 7:00 a.m. – 10 p.m.  
(Fri – Sat until 11 p.m.)
- Guest must be accompanied by resident.  
No more than 2 guests per registered resident.
- Pool for residents and guests only.
- Children under 7 years old are not allowed in the Jacuzzi.
- Children under 14 yrs. old should be accompanied & supervised by an adult registered resident.
- No smoking, running, skating, pets (except for certified ADA dogs) or glass containers, or allowed in pool/Jacuzzi area.
- No soap, bath oils, food, and drinks allowed in pool.
- Equipment or furniture abuse is prohibited.
- As a courtesy to your neighbors keep noise level to a minimum.
- Proper swim wear required.

Additionally, please do not open pool gate for unknown person(s).

### PLANTER BOXES ON LEDGES CAUSING DRY ROT

While having planter boxes on the wooden ledges may increase the beauty of your home, unfortunately, it also increases the chances of getting dry rot. The planter boxes often trap moisture underneath and cause the wood to soften and will lead to dry rot. This situation also goes with flower pots that are placed on decks. These pots, usually during watering, can prevent evaporation and, therefore, cause deterioration of the surface membrane and will cause the balcony structure to be compromised. Please remove them if they're placed on top of wood or balcony decks. Thank you.

### POOL GATES MUST BE LATCHED

As a reminder, for safety purposes, when going in or out of the pool, please make sure that both pool gates (front and back) are properly latched. Your cooperation is greatly appreciated.

### UNIT NUMBERS TO BE REPLACED

The Association has finally received the specially ordered new metal numbers for each unit. Affordable Painting is scheduled to install them in the very near future. Please stay tuned.

### ASSOCIATION WELCOMES LATEST MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. Kim.

### ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations must have the Board's pre-approval. Otherwise, the Board will ask you to restore the common area at your own cost or have it done and

pass all related costs on to you. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thank you.

### **DRY WEATHER CAUSING ANTS TO LOOK FOR WATER INSIDE OF UNITS**

With the current dry and hot weather, don't be surprised if you see ants coming into your unit. Most likely, they are looking for food and water. Spraying chemicals around the building will not necessarily help because, often times, these ants are coming from the crawl space which is underneath and/or in the middle of the building. In addition, the chemicals may harm the cats as they help to keep down the rodent population. The best thing one can do is to put away your food (including pet foods) and keep all your counters clean. Spraying inside your unit may help. It has been suggested that Windex may also kill ants and may have less chemicals than other spray cans.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the

minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, June 19, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. The July Meeting will be held on the 10<sup>th</sup> of the month. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

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